

**PLANNING COMMISSION AGENDA**  
**CITY OF NEWPORT BEACH**  
**COUNCIL CHAMBERS - 3300 NEWPORT BOULEVARD**  
**Thursday, November 17, 2011**  
**Regular Meeting – 6:30 p.m.**

**CHARLES UNSWORTH**  
Chair

**MICHAEL TOERGE**  
Vice Chair

**BRADLEY HILLGREN**  
Secretary

**ROBERT HAWKINS**  
**FRED AMERI**  
**KORY KRAMER**  
**JAY MYERS**

Planning Commissioners are citizens of Newport Beach who volunteer to serve on the Planning Commission. They were appointed by the City Council by majority vote for 4-year terms. At the table in front are City staff members who are here to advise the Commission during the meeting. They are:

**KIMBERLY BRANDT, Community Development Director**

**BRENDA WISNESKI, Deputy Community  
Development Director**

**JAMES CAMPBELL, Principal Planner**

**LEONIE MULVIHILL, Assistant City Attorney**

**TONY BRINE, City Traffic Engineer**

**MARLENE BURNS, Administrative Assistant**

**ROSALINH UNG, Associate Planner**

**NOTICE TO THE PUBLIC**

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. Staff reports or other written documentation have been prepared for each item of business listed on the agenda. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Community Development Department, Planning Division staff at (949) 644-3200. The agendas, minutes and staff reports are also available on the City's web site at: <http://www.newportbeachca.gov>.

This Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or [lbrown@newportbeachca.gov](mailto:lbrown@newportbeachca.gov)).

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

**APPEAL PERIOD:** Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

**NEWPORT BEACH PLANNING COMMISSION AGENDA**  
**Council Chambers – 3300 Newport Boulevard**  
**Thursday, November 17, 2011**  
**REGULAR MEETING**  
**6:30 p.m.**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. PUBLIC COMMENTS**

*Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record and print your name on the tablet provided at the podium.*

**E. REQUEST FOR CONTINUANCES**

**F. CONSENT ITEMS**

**ITEM NO. 1** Minutes of November 3, 2011

**ACTION:** Approve and file.

**G. PUBLIC HEARING ITEMS**

**ALL TESTIMONY GIVEN BEFORE THE PLANNING COMMISSION IS RECORDED. SPEAKERS MUST LIMIT REMARKS TO THREE (3) MINUTES ON ALL ITEMS.** (Red light signifies when three (3) minutes are up; yellow light signifies that the speaker has one minute left for summation.) Please print only your name on the pad that is provided at the podium.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Community Development Department, Planning Division located at 3300 Newport Boulevard, during normal business hours.

**ITEM NO. 2** Newport Beach Country Club (PA2005-140)  
1600 & 1602 East Coast Highway

**SUMMARY:** On October 20, 2011, the Planning Commission conducted a public hearing on the application submitted by the Golf Realty Fund to redevelop the existing golf clubhouse and tennis club. At the conclusion of the hearing, the Commission continued to public hearing to the subject meeting.

**CEQA  
COMPLIANCE:**

The draft Initial Study/Mitigated Negative Declaration, responses to comments received, an Errata to the MND, and the Mitigation Monitoring and Reporting Program have been prepared are attached to the prior Planning Commission reports.

Staff believes that the environmental record is adequate, complies with the California Environmental Quality Act and all potential impacts of the project can be mitigated to a less than significant level. If the Commission concurs, staff recommends that the Commission recommend that the City Council adopt the environmental document.

**ACTION:**

- 1) Conduct a public hearing; and
- 2) Adopt a resolution recommending to the City Council the:

- a) Adoption of Mitigated Negative Declaration No. ND2010-008, an Errata to Mitigated Negative Declaration, and the Mitigation Monitoring and Reporting Program;
- b) Approval of Planned Community Development Plan No. PC2005-002, as proposed by staff, for the entire 145-acre project site;
- c) Transfer of Development Rights No. TD2010-003 as proposed by the applicant;
- d) Approval of Site Development Permit No. SD2011-002 and Limited Term Permit No. XP2011-004, as proposed by the applicant, for the improvements to the 12-acre tennis club portion of the project site reserving for future consideration the identification of improvements to the 133-acre golf course portion of the project site;
- e) Approval of Vesting Tentative Tract Map No. NT2005-003 as proposed by the applicant; and
- f) Approval of Development Agreement No. DA2008-001.

**ITEM NO. 3**                      Newport Beach Country Club (PA2008-152)  
1600 East Coast Highway

**SUMMARY:**                      On October 20, 2011, the Planning Commission conducted a public hearing on the application submitted by the Newport Beach Country Club, Inc. to redevelop the existing golf clubhouse and parking lot and continued the public to the subject meeting.

**CEQA COMPLIANCE:**                      The draft Initial Study/Mitigated Negative Declaration, responses to comments received and the Mitigation Monitoring and Reporting Program are attached to the prior Planning Commission staff reports. The public hearing process has not identified to date any additional information to suggest that the environmental record is inadequate. If the Commission concurs, it is staff's recommendation that the Commission recommend the City Council adopt the environmental document.

**ACTION:**                      1)            Conduct a public hearing; and

   2)            Adopt a resolution recommending to the City Council the:

- a)            Adoption of Mitigated Negative Declaration No. ND2010-010, including the Mitigation Monitoring and Report Program;
- b)            Approval of General Plan Amendment No. GP2008-005, Planned Community Development Plan Amendment No. PC2005-002; and
- c)            Approval of Site Development Review No. SD2011-003, Limited Term Permit No. XP2011-005, and Development Agreement No. DA2010-005.

## **H.        NEW BUSINESS**

### **I.        STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 4**                      Community Development Director's report.

**ITEM NO. 5**                      Announcements on matters that Commission members would like placed on a future agenda for discussion, action, or report.

**ITEM NO. 6**                      Request for excused absences.

## **ADJOURNMENT**